



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ४, अंक १३]

गुरुवार ते बुधवार, एप्रिल ५-११, २०१८/चैत्र १५-२१, शके १९४०

[पृष्ठे २८, किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका वरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. ४८.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १४ मार्च, २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२४१४-४७७-प्र.क्र.२४८(भाग-१)नवि-९-२०१४.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना, (यापुढे “उक्त विकास योजना” असे संबोधले आहे), महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१(१) अन्वये शासन, नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-१७-नवि-९, दि. ७ जानेवारी, २००० अन्वये मंजूर झाली असून ती दिनांक १ मार्च २००० पासून अंमलात आली आहे, तसेच नागपूर शहराची सुधारित विकास योजना विकास नियंत्रण नियमावली शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४००-१६८४-प्र.क्र.२३५-२०१४-नवि-९, दिनांक ३१ मार्च २००१ अन्वये मंजूर झाली असून ती दि. ९ एप्रिल, २००१ पासून अंमलात आली आहे. (यापुढे “उक्त विकास नियंत्रण नियमावली” असे संबोधले आहे);

आणि ज्याअर्थी, सूचना क्र. टिपीएस-२४१४-१४३-प्र.क्र.१८९-२०१४-नवि-९, दिनांक ०६-०९-२०१४ नुसार नागपूर मेट्रो रेल्वेचे (यापुढे “उक्त मेट्रो रेल” असे संबोधले आहे) मार्गीका खालीलप्रमाणे निश्चित केली आहे;

(१) ऑटोमोटीव्ह ते मिहान,

(२) प्रजापतीनगर ते लोकमान्यनगर,

आणि ज्याअर्थी, नागपूर सुधार प्रन्यासने दिनांक ०५-०८-२०१४ चे पत्रान्वये शासनास उक्त मेट्रो रेल सह नागपूर शहराच्या विकास नियंत्रण नियमावलीमध्ये अनुषंगिक फेरबदल करण्याची विनंती केली आहे;

आणि ज्याअर्थी, लोकहिताचे दृष्टीने शहराच्या अस्तित्वातील विकास नियंत्रण नियमावलीमध्ये काही परिभाषांसह नविन तरतूद क्र. ४०, परिच्छेद “W” समाविष्ट करण्याचे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आणि ज्याअर्थी, नागपूर शहराच्या उक्त विकास आराखड्यात उक्त विकास नियंत्रण नियमावलीमध्ये काही परिभाषांसह नविन तरतूद क्र. ४०, परिच्छेद “W” समाविष्ट करण्यासंबंधीच्या प्रस्तावास शासन निर्णय क्र. टिपीएस-२४१४-४७७-प्र.क्र.२४८-२०१४-नवि-९, दिनांक ०९-०६-२०१७ अन्वये मंजुरी देण्यात आलेली आहे (यापुढे प्रस्तावित “नियम” असे संबोधले आहे) ;

आणि ज्याअर्थी, शासनाकडे लोक प्रतिनिधी, हित संबंधित वास्तु विशारद, विकासक संस्था विविध निवेदने प्राप्त झाली आहेत. उक्त निवेदनाद्वारे त्यांनी उक्त विनियमामध्ये समास अंतरे, बाल्कनी, बेसमेंट रॅम्प इत्यादी बाबत फेरविचार व्हावा अशी विनंती केली आहे ;

आणि ज्याअर्थी, प्राप्त विविध निवेदने विचारात घेऊन आणि आवश्यक त्या चौकशी नंतर उक्त विकास नियंत्रण नियमावलीमध्ये उक्त नियमाची अंमलबजावणी योग्य रीतीने होऊन TOD मागील उद्देश साध्य होण्यासाठी तसेच लोकहिताचे दृष्टीने विचार करून उक्त नियमामध्ये फेरबदल करणे आवश्यक आहे, असे राज्य शासनाचे मत झाले आहे (यापुढे प्रस्तावित “फेरबदल” असे संबोधले आहे) ;

त्याअर्थी, उक्त अधिनियमाचे कलम ३७ (१कक) (क) अन्वये प्रदत्त असलेल्या अधिकारानुसार शासन सोबत जोडलेल्या अनुसूचित नमूद (ठळक व खोडलेले) उक्त फेरबदलाच्या अनुंंगाने जनतेकडून सूचना/हरकती मागविण्यासाठी प्रस्तुतची सूचना प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत सह संचालक, नगर रचना, नागपूर विभाग, नागपूर “जुने सचिवालय, कक्ष क्र. १०८/१०९, पहिला माळा, सिव्हिल लाईन्स, नागपूर-१” या पत्त्यावर लेखी स्वरूपात पाठवाव्यात. प्राप्त होणा-या सूचना/हरकतीवर सुनावणी देण्यासाठी सह संचालक, नगर रचना, नागपूर विभाग, नागपूर यांची उक्त अधिनियमाचे कलम १६२ (१) अन्वये अधिकारी म्हणून नियुक्ती करण्यात येत असून त्यांनी त्यांचा अहवाल शासनास उपरोक्त मुदत संपल्यानंतर ३० दिवसात सादर करावा ;

SCHEDULE—A

1.1 Definitions : Regulation No. 2 of Principal DCR Shall have following additional definitions.

- i. (2.5.1) **Atrium**—means a sky lighted naturally ventilaed area in building, with no intermediate floors, often containing plants and used as circulation space or entrance foyer.
- ii. (2.5.2) **Podium**—means a raised platform from surrounding area, generally used for vehicle parking & movement in a part of building and useable floors of building or buildings rest on it, accessible by vehicular ramp and steps for climbing.

SCHEDULE—B

Regulation No. 40 :

Special Regulations for Development / Redevelopment of building falling within Nagpur Metro Rail Corridor (NMRC)

Development / Redevelopment of building falling within Nagpur Metor Rail Corridor (NMRC) shall be governed by the Special Regulations mentioned in Appendix ‘W’

The date of implementation for these regulations shall be the date on which construction work of Metro Rail actually commences or the date on which this notification is published in Government Gazette, whichever is later.

SCHEDULE—C

APPENDIX ‘W’

(See Regulation No. 40)

(This appendix regarding TOD regulations was sanctioned and inserted in the DCR of Nagpur Municipal Corporation *vide* Govt. Notification dated 09-09-2017. The changes / modification made in his appendix are shown in bold letters and strike through. This modification are only published limited to changes shown in bold / strike through as mention below under section 37(IAA) (a) of MRTP Act,)

Special Regulations for Development/Redevelopment of building falling within Nagpur Metro Rail Corridor (NMRC).

1.1 Definitions :

(i) Nagpur Metro Rail Corridor (NMRC) :

It is the area falling within 500 Mt. distance on either side of the Nagpur Metro Rail measured from its Centre line and also includes the area falling within 500 Mt. distance from the longitudinal end of the last Metro Railway Station. This regulation is also applicable for all the Planning Authorities from where the Metro Rail is passing through.

(ii) Base permissible FSI :

It is the FSI that is otherwise permissible on any land with respect to zone shown as per the sanctioned development plan

and the relevant provisions of the Principal DCR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.

(iii) Gross plot area :

Gross plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under D. P. Road and Road widening.

(iv) Principal DCR :

DCR sanctioned by Govt. for Nagpur City *vide* Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dt. 31st March, 2001 and as amended from time to time.

1.2 Maximum Permissible FSI :

The maximum permissible total FSI in NMRC shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below--

Sr. No.	Minimum Road Width	Plot Area	Maximum Permissible FSI
(1)	(2)	(3)	(4)
1	9.00 Mt.	Below 1000 sq. mt.	2.00
2	9.00 Mt.	1000 sq. mt. or above	3.00
3	12.00 Mt.	2000 sq. mt. or above	3.50
4	15.00 Mt.	2000 sq. mt. or above	4.00

Explanation :-

- (1) The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criterias *viz.* Minimum Road width as well as plot area, simultaneously. However in case, both these criterias are not satisfied simultaneously, the maximum permissible FSI shall be the minimum of that permissible against each of these two criterias, as illustrated below ;
- (2) Land owner/Developer shall not have option to use TDR in NMRC.

Illustration :-

Utilization of FSI

Plot Area	(1)	Road width			
		Less than 9 mt.	9 Mt. & above	12 Mt.m & above	15 Mt. & above
	(2)	(3)	(4)	(5)	
below 1000 Sq. Mt.		Principal DCR	2	2	2
1000 sq. mt. up to 2000 Sq. Mt.		Principal DCR	3	3.5	3.5
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Above 2000 Sq. Mt.		Principal DCR	3	3.5	4.0
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1.2.1 Premium to be Paid :

Additional FSI over and above base permissible FSI of respective land use zones as per principal DCR, may be permitted on the payment of premium as may be decided by the Govt. from time to time.

- (a) The Additional FSI as prescribed in the Table under provision 1.2 above, in case of development/redevelopment proposed in the NMRC with minimum tenement density per hectare of the gross plot area as given below.

Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hector.

- (b) However, subject to the provisions of regulation 1.3 herein below, if the tenement density proposed is less than that stipulated in the table under 1.2.2(a), the premium to be paid in that event **shall be** the additional premium **shall be paid** as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the base permissible FSI.

1.2.2 Impact Assessment and Integrated Mobility Plan :

Such additional FSI over and above the base permissible FSI, shall be granted by the Commissioner, Nagpur Municipal Corporation/Chairman, Nagpur Improvement Trust, any Planning Authorities from where the Metro Rail is passing through after taking into account the Impact Assessment of the implementation of these regulations regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment on such NMRC. Such Impact Assessment shall also contain measures to be undertaken to mitigate its likely impact and the Action Plan for implementation of such measures in a time bound manner. It shall also contain Integrated Mobility Plan envisaging therein inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.

- 1.2.3** The maximum permissible FSI as given in Table under regulation 1.2 shall be calculated on the gross plot area.

- 1.2.4** In case of plot/plots falling partly within the NMRC, the FSI permissible shall be as follows, provided that the total area of the plot (plot falling within NMRC plus plot falling outside NMRC) shall be as prescribed in the table in regulation No. 1.2 :-

- (i) Where 50% or more area of such plot/plots falls within NMRC these regulations including FSI shall apply to the total area of such plot/plots.
- (ii) Where less than 50% area of such plot/plots falls within NMRC, these regulations including FSI shall be applicable to the part of plot/ plots falling within NMRC, whereas for the part of plot/plots falling outside NMRC, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside NMRC shall be as per Principal Development Control Regulations.

- 1.2.5** Notwithstanding anything contained in any other provision of this DCR the Parking, Double height terraces up 20% and 15% balconies (not enclosed), Stair cases, Lift wells with machine rooms, Refuge areas, Voids, Service Floor, Entrance lobbies & lobbies of the building in NMRC shall be free of FSI. In addition to above, 15% Additional FSI shall be allowed on payment of premium as applicable under this regulation over and above the FSI mentioned in regulation No. 1.2.

- 1.2.6** Notwithstanding anything contained in any other provisions of these regulations, TDR shall not be allowed to be received on the plots within NMRC, irrespective of its location in congested area/non congested area as per the Sanction Development Plan of Nagpur.

1.3 Permissible mixed use in NMRC :

Mixed use in the form of residential and commercial, **fully commercial use** may be permissible on the residential plot in NMRC fronting on the road width of 12 Mt. and above. Mix use on plot/plots in commercial zone **of sanction Development Plan falling under NMRC in Nagpur Municipal Corporation** shall be permissible as per the principal DCR and **the FSI permissible as per these Regulation over and above principal DCR the Maximum Permissible P.S.I. under these regulations** shall be allowed on the payment of premium, **as per these Regulation. Subject to Maximum building potential as mention in Regulation No. 1.2.**

- 1.4** Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the provisions 1.5 below and should conform to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act No. III of 2007) as amended from time to time. No building permission shall be issued without NOC of the Fire Officer. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the principal DCR, 2000 in force.

1.5 Marginal Spaces:-

Sr. No.	Building Height	Side and Rear Margins	Remark
(1)	(2)	(3)	(4)
a	15.0 Mt. and below	H/2-4	Minimum 3.0 mt. for Residential, minimum 4.5 mt. for Commercial and Minimum 6.0 mt. for Special Buildings.
b	Above 15.0 Mt. and upto 18.00 Mt. 24.00 Mt.	H/4, H/5	Minimum 6.00 Mt. for all Buildings. Minimum 4.5 Mt. for Residential and Commercial Building and 6.00 Mt. for Special Building.
c	Above 24.00 Mt.		Minimum 6.0 mt.

Note-1. Maximum Side/Rear /Front Margin shall be 12.00 Mt. However if Developer/Owners provides more than 12.00 mt. side and rear margins shall be permissible it may be allowed.

Note-2. The Municipal Commissioner may relax the side & rear marginal distances as per regulation No. 6.5.2.3 of Principal DCR subject to following provisions.

- (A) If clear minimum marginal distance is proposed from one side as per the DCPR then other side marginal distance may be relaxed up to 50%.
- (B) Front margin relaxation to allow additional FSI may be granted subject to condition that the Minimum road width shall be 12.00 Mt. and above.

Note-3. In case semi-detached construction as per principal DCR, common wall constructed is allowed and marginal distance shall be provided for other side as per these regulations.

1.5.1 No projections shall be allowed in one side marginal spaces as mentioned in note 2 (A) above so that this marginal spaces remain free from all encumbrances for the movement of fire tenders. However open balconies may be allowed in the marginal spaces where concession as mentioned in note No. 2 (A) above is allowed, after leaving minimum 3.0 Mt. distance from the plot boundaries, subject to Fire NOC.

In case if ramp is necessary form accessibility, such ramp may be allowed after living 6 Mt. clear margin. However such Ramp may be allow in side margin where relaxation is to granted as per provision mentioned in Note No. 2 (A) above subject to NOC of the Fire Department.

1.5.2 For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken in account, However height of such parking floors will be counted towards the total height of the building for deciding the building as high rise building and for civil Aviation purpose.

1.5.3 Car lift/mechanical parking shall be permissible, as per Principal DCR as amended from time to time.

1.6 Parking :

Parking in the NMRC shall be provided as per the table given below.

Sr. No.	Occupancy	One parking space for every	Transit Oriented Development Influence Zone		
			Car	Scooter/ Motorcycle	Cycle
(1) 1	(2) Residential	(3) (a) i. Tenements having carpet area From 25 and upto 40 sq. mt. For 2 units above 40 and upto 60 sq. mt. For every unit above 60 and upto 80 sq. mt. For every unit above 80 sq. mt.	(4) 0 1 1 1	(5) 1 1 1 2	(6) 2 2 2 1
2	Govt. & Semi Govt. Private business buildings	100 sq. mt. carpet area or fraction thereof	1	2	2

Note-(i). Parking spaces for differently disabled persons shall be provided as per Indian Road Congress Code No. IRC 103:2012 in each new construction/development/redevelopment in the NMRC.

(ii) **No** On street parking shall **not** be permissible, unless specifically allowed in the impact assessment and mobility report.

1.6.1 Incentive for providing Public Parking in the area falling within the radius of 200 mt. from the Metro Station.

In the owner/developer of the plot falling within the radius of 200 mt. from the Metro station, is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No. 1.6 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer/owner as per regulation No. 1.2.2 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space, subject to following conditions :—

- (a) Such parking area shall be in the built-up form and shall be handed over to Planning Authority free of cost before granting the Occupation Certificate to the project. The Planning Authority should enter into an agreement with owner/developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan/layout and a condition to above effect shall be incorporated in the commencement Certificate.
- (b) The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.
- (c) The parking area to be made available at individual site shall be at minimum 100 sq. mt. at one place either at Ground floor/ stilt floor or first floor.
- (d) The maximum parking area that can be provided shall be decided by the Commissioner, Nagpur Municipal Corporation/ the Chairman, Nagpur Improvement Trust, as the case may be, on considering the location of such site and the parking requirement.
- (e) A board showing the location of such public parking space should be displayed at suitable places by the Planning Authority.
- (f) Area covered under such parking shall not be counted towards FSI consumption.
- (g) Concerned land owner/developer/society/public company shall not be allowed to operate the public parking.
- (h) The proposed development shall be further subject to such conditions as may be decided by the Municipal Commissioner/Chairman, NIT, as the case may be.

1.7 In case of development or redevelopment, proposed by the Authority/individual applicant/any other Planning Authority, from the edge of the Metro Rail, within 20 Mt. distance from the Metro Rail, on its either side, the concerned Planning Authority *i.e.*, Nagpur Improvement Trust/Nagpur Municipal Corporation before granting such permission for development/redvelopment shall seek prior NOC from the Nagpur Metro Railway Corporation Ltd as required under the Metro Railways (Construction of Works) Act, 1978 from the point of view of safety of the Metro Railway and such other related matters.

1.8 In case of any conflict between these Special Regulations and any other Regulations/s of the Principal DCR, the Special Regulations shall prevail for the NMRC.

1.9 No Compound wall/fencing shall be permissible on the boundary of plot **facing the fronting** road and 50% front marginal distance (subject to minimum of 3.0 Mt.) shall be kept accessible and to be used as foot paths for pedestrians. However, it shall be permissible for the applicant to construct/erect fencing, on the boundary, after leaving the space for pedestrians as specified above.

However for the plots situated on 9 Mt, 12 Mt. & 15 Mt. wide Roads having 100% residential use therefore above rule shall not be made applicable.

1.9.1 Large Wholesale stores, car dealer showrooms, warehouses/storages, auto service centres, Garages etc. shall not be permissible in NMRC.

1.9.2 Provision of Inclusive housing shall not be applicable in NMRC.

1.9.3 For Gunthewari development regularized under the provisions of Maharashtra Gunthewari Development Act, 2001 and falling in NMRC, seeking provisions for Development/redevelopment, these regulations shall apply.

1.9.4 The width of passage shall be minimum 1.2 mt. for residential use & 2.0 mt. for commercial use.

1.9.5 Above regulation shall be applicable to all the buildings (*i.e.* newly proposed buildings as well as old buildings for utilization of FSI) in TOD.

1.9.6 In case of redevelopment scheme, size of tenement can be relaxed for Rehab Component subject to other provisions fo principal DCR. However for free sale component TOD Regulation shall be made applicable.

1.9.7 In case of independent unit/Bungalow for self use, such Development/Redevelopment may be allowed within base FSI subject to principal DCR.

1.9.8 The layout of building/group housing layout or stand alone building on a plot/plots situated in NMRC over which construction is started and for which occupancy certificate is not granted may be revised and balance potential if any may be allowed as per the above provisions subject to following.

(a) Marginal Distance—The existing marginal distances including front margin may be allowed for higher floor/ floors and necessary relaxation to that extent may be granted by the Municipal Commissioner subject to compli- ance of all fire requirements and fire NOCs by charging hardship premium. Hardship premium is to be decided by Municipal Commissioner. In any case sanctioned existing marginal/front margin distance shall not be reduced.

(b) Free of FSI items—For the ongoing buildings for which passages, stairs, lifts, lift room etc., are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential free of FSI items under this regulations shall be applicable.

(c) Balcony—For the ongoing buildings for which balconies are allowed as free of FSI by charging premium may be allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in Regulation No. 1.2.5.

सदर सूचना विभागाच्या www.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,

कक्ष अधिकारी.

भाग १-अ (ना. वि.पु.), म. शा. रा., अ. क्र. ४९.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated the 14th March, 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.—

No. TPS-2414-447-CR-248(part-1)-UD-9-2014.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, dated the 7th January, 2000 and has come into force with effect from the 1st March, 2000 (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966)(hereinafter referred to as "the said Act") and also the Development Control Rules for the area within the jurisdiction of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dated the 31st March 2001 and have come into force with effect from the 9th April, 2001 (hereinafter referred to as "the said DCRs");

And whereas, the State Govt. *vide* its Notice TPS-2414-153-CR-189-2014-UD-9, of 6th September, 2014 has notified the alignment of Nagpur Metro Rail (hereinafter referred to as the "said Metro Rail")

- (1) Automotive to Mihan.
- (2) Prajapati Nagar to Lokmanya Nagar.

And whereas, NIT *vide* its letter of 5-8-2014 has requested State Govt. to carry out modification in Development Control Regulation of Nagpur City regarding development along the said Metro Rail;

And whereas, Govt. felt if necessary in the public interest to incorporate definition and new regulation in this regard as Regulation No. 40, appendix 'W' in the Development Control Regulations of Nagpur City;

And whereas, the Government in respect of incorporate definition and new regulation in this regard as Regulation No. 40, appendix 'W' in the said DCR have been sanctioned by Government Notification No. TPS-2414-447-CR-248-2014-UD-9, dated 9th June 2017 said regulation (hereinafter referred to as the said "Regulation");

And whereas, Government has received various representations from public Representative, State holders, Architect, Developers, Organizations etc. thereby requesting to review the various provisions of the said Regulation such as Marginal Distance, Cantilever Balconies, Basement Ramp etc.;

And whereas, after considering the various representation the Government of Maharashtra is of the opinion that it is expedient to modify the said Regulations as well as so has to achieve the outcome of TOD Policy for smooth implementation of the said regulation as well as larger public interest (hereinafter referred to as the said modification);

Now, therefore, in exercise of the powers vested under section 37 (IAA) (a) of the said Act, the Government hereby publishes this Notice for inviting suggestion/objection from the general public in respect of the said modification as specified in the Schedule (shown in bold and strike through) within a period of one month from the date of publication of this notice on the *Official Gazette* any suggestion/objection in respect of the said modification should be forwarded to the Joint Director of Town Planning, Nagpur Division, Nagpur, having his office at "Old Secretariat, Room No. 108/109, First Floor, Civil Lines, Nagpur-1" who has been appointed as the Officer under Section 162(1) of the said Act, to hear suggestions/objection and submit his report to the Government within 30 days after the expiry of the above mentioned period ;

SCHEDULE—A

1.1 Definitions : Regulation No. 2 of Principal DCR shall have following additional definitions.

- i. (2.5.1) **Atrium**—means a sky lighted naturally ventilated area in building, with no intermediate floors, often containing plants and used as circulation space or entrance foyer.
- ii. (2.5.2) **Podium**—means a raised platform from surrounding area, generally used for vehicle parking & movement in a part of building and useable floors of building or buildings rest on it, accessible by vehicular ramp and steps for climbing.

SCHEDULE—B

Regulation No. 40 :**Special Regulations for Development / Redevelopment of building falling within Nagpur Metro Rail Corridor (NMRC)**

Development / Redevelopment of building falling within Nagpur Metro Rail Corridor (NMRC) shall be governed by the Special Regulations mentioned in Appendix 'W'

The date of implementation for these regulations shall be the date on which construction work of Metro Rail actually commences or the date on which this notification is published in Government Gazette, whichever is later.

SCHEDULE—C

APPENDIX 'W'

(See Regulation No. 40)

(This appendix regarding TOD regulations was sanctioned and inserted in the DCR of Nagpur Municipal Corporation *vide* Govt. Notification dated 09-06-2017. The changes / modification made in this appendix are shown in bold letters and strike through. This modification are only published limited to changes shown in bold / strike through as mention below under section 37(IAA) (a) of MRTP Act,)

Special Regulations for Development/Redevelopment of building falling within Nagpur Metro Rail Corridor (NMRC)

1.1 Definitions :**(i) Nagpur Metro Rail Corridor (NMRC) :**

It is the area falling within 500 Mt. distance on either side of the Nagpur Metro Rail measured from its Centre line and also includes the area falling within 500 Mt. distance from the longitudinal end of the last Metro Railway Station. This regulation is also applicable for all the Planning Authorities from where the Metro Rail is passing through.

(ii) Base permissible FSI :

It is the FSI that is otherwise permissible on any land with respect to zone shown as per the sanctioned development plan and the relevant provisions of the Principal DCR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.

(iii) Gross plot area :

Gross plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under D. P. Road and Road widening.

(iv) Principal DCR :

DCR sanctioned by Govt. for Nagpur City *vide* Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dated 31st March, 2001 and as amended from time to time.

1.2 Maximum Permissible FSI :

The maximum permissible total FSI in NMRC shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below--

Sr. No.	Minimum Road Width	Plot Area	Maximum Permissible FSI
(1)	(2)	(3)	(4)
1	9.00 Mt.	Below 1000 sq. mt.	2.00
2	9.00 Mt.	1000 sq. mt. or above	3.00
3	12.00 Mt.	2000 sq. mt. or above	3.50
4	15.00 Mt.	2000 sq. mt. or above	4.00

Explanation :-

- (1) The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criterias *viz.* Minimum Road width as well as plot area, simultaneously. However in case, both these criterias are not satisfied simultaneously, the maximum permissible FSI shall be the minimum of that permissible against each of these two criterias, as illustrated below ;

- (2) Land owner/Developer shall not have option to use TDR in NMRC.

Illustration :-

Plot Area (1)	Utilization of FSI			
	Less than 9 mt. (2)	9 Mt. & above (3)	12 Mt. & above (4)	15 Mt. & above (5)
below 1000 Sq. Mt.	Principal DCR	2	2	2
1000 sq. mt. up to 2000 Sq. Mt.	Principal DCR	3	3.5	3.5
Above 2000 Sq. Mt.	Principal DCR	3	3.5	4.0

1.2.1 Premium to be Paid :

Additional FSI over and above base permissible FSI of respective land use zones as per principal DCR, may be permitted on the payment of premium as may be decided by the Govt. from time to time.

- (a)** The Additional FSI as prescrible in the Table under provision 1.2 above, in case of development/redevelopment proposed in the NMRC with minimum tenement density per hectare of the gross plot area as given below.

Minimum Numbers of Tenements =Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hectar.

(b) However, subject to the provisions of regulation 1.3 herein below, if the tenement density proposed is less than that stipulated in the table under 1.2.2(a), the premium to be paid in the even shall be the additional premium shall be paid as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the base permissible FSI

1.2.2 Impact Assessment and Integrated Mobility Plan :

Such additional FSI over and above the base permissible FSI, shall be granted by the Commissioner, Nagpur Municipal Corporation/Chairman, Nagpur Improvement Trust, any Planning Authorities from where the Metro Rail is passing through after taking into account the Impact Assessment of the implementation of these regulations regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment on such NMRC. Such Impact Assessment shall also contain measure to be undertaken to mitigate its likely impact and the Action Plan for implementation of such measures in a time bound manner. It shall also contain integrated Mobility Plan envisaging therein inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.

1.2.3 The Maximum permissible FSI as given in Table under regulation 1.2 shall be calculated on the gross plot area.

1.2.4 In case of plot/plots falling partly within the NMRC, the FSI permissible shall be as follows, provided that the total area (plot falling within NMRC plus plot falling outside NMRC) shall be as prescribed in the table in regulation No. 1.2 :-

(i) Where 50% or more area of such plot/plots falls within NMRC, these regulations including FSI shall apply to the total area of such plot/plots.

(ii) Where less than 50% area of such plot/plots fall within NMRC, these regulations including FSI shall be applicable to the part of plot/plots falling within NMRC, whereas for the part of plot/plots falling outside NMRC, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside NMRC shall be as per Principal Development Control Regulations.

1.2.5 Notwithstanding anything contained in any other provision of this DCR the Parking, Double height terraces up to 20% and 15% balconies (not enclosed), Stair cases, Lift wells with machine rooms, Refuge areas, Voids, Service Floor, Entrance lobbies & lobbies of the building in NMRC shall be free of FSI. In addition to above, 15% Additional FSI shall be allowed on payment of premium as applicable under this regulation over and above the FSI mentioned in regulation No. 1.2.

1.2.6 Notwithstanding anything contained in any other provisions of these regulations, TDR shall not be allowed to be received on the plots within NMRC, irrespective of its location in congested area/non congested area as per the Sanction Development Plan of Nagpur.

1.3 Permissible mixed use in NMRC :

Mixed use in the form of residential and commercial, **fully commercial use** may be permissible on the residential plot in NMRC fronting on the road width of 12 Mt. and above. Mix use on plot/plots in commercial zone **of sanction Development Plan falling under NMRC in Nagpur Municipal Corporation** shall be permissible as per the principal DCR and **the FSI permissible as per these Regulation over and above principal DCR the maximum permissible FSI under these regulation** shall be allowed on the payment of premium, **as per these Regulation. Subject to Maximum building potential as mention in Regulation No. 1.2.**

1.4 Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the provisions 1.5 below and should conform to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act No. III of 2007) as amended from time to time. No building permission shall be issued without NOC of the Fire Officer. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the principal DCR, 2000 in force.

1.5 Marginal Spaces :-

Sr. No.	Building Height	Side and Rear Margins	Remark
(1)	(2)	(3)	(4)
a	15.0 Mt. and below	H/2-4	Minimum 3.0 mt. for Residential minimum 4.5 mt. for Commercial and Minimum 6.0 m. for Special Buildings.
b	Above 15.0 Mt. and upto +8.0 Mt. 24.00 Mt.	-H/4 H/5	Minimum 6.0 mt. for all Buildings, Minimum 4.5 Mt. for Residential and Commercial Building and 6.00 Mt. for Special Building.
c	Above 24.00 Mt.		Minimum 6.0 mt.

Note-1. **Maximum Side/Rear /Front Margin shall be 12.00 Mt.** However if Developer/Owners provides more than 12.00 mt. side and rear margins **shall be permissible it may be allowed.**

Note-2. The Municipal Commissioner may relax the side & rear marginal distances as per regulation No. 6.5.2.3 of Principal DCR subject to following provisions.

- (A) If clear minimum marginal distance is proposed from one side as per the DCPR then other side marginal distance may be relaxed up to 50%.
- (B) Front margin relaxation to allow additional FSI may be granted subject to condition that the Minimum road width shall be 12.00 Mt. and above.

Note-3. In case semi-detached construction as per principal DCR, common wall constructed is allowed and marginal distance shall be provided for other side as per these regulations.

1.5.1 No projections shall be allowed in one side marginal spaces as mention is note 2 (A) above so that this marginal spaces remain free from all encumbrances for the movement of fire tenders. However open balconies may be allowed in the marginal spaces where concession as mentioned in note No. 2 (A) above is allowed, after leaving minimum 3.0 Mt. distance from the plot boundaries, subject to Fire NOC.

In case if ramp is necessary form accessibility, such ramp may be allowed after living 6 Mt. clear margin. However such Ramp may be allow in side margin where relaxation is to granted as per provision mentioned in Note No. 2 (A) above subject to NOC of the Fire Department.

1.5.2 For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken in account, However height of such parking floors will be counted towards the total height of the building for deciding the building as high rise building and for civil Aviation purpose.

1.5.3 Car lift/mechanical parking shall be permissible, as per Principal DCR as amended from time to time.

1.6 Parking :

Parking in the NMRC shall be provided as per the table given below.

Sr. No.	Occupancy	One parking space for every	Transit Oriented Development Influence Zone		
			Car	Scooter/ Motorcycle	Cycle
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential	(a) i. Tenements having carpet area From 25 and upto 40 sq. mt. For 2 units above 40 and upto 60 sq. mt. For every unit above 60 and upto 80 sq. mt. For every unit above 80 sq. mt.	0 1 1	1 1 2	2 2 1
2	Govt. & Semi Govt. Private business buildings	100 sq. mt. carpet area or fraction thereof	1	2	2

Note-(i). Parking spaces for differently abled persons shall be provided as per Indian Road Congress Code No. IRC 103:2012 in each new construction/development/redevelopment in the NMRC.

(ii) On street parking shall not be permissible, unless specifically allowed in the impact assessment and mobility report.

1.6.1 Incentive for providing Public Parking in the area falling within the radius fo 200 mt. from the Metro Station.

If the owner/developer of the plot falling within the radius of 200 mt. from the Metro Station, is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No. 1.6 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer/owner as per regulation No. 1.2.2 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space, subject to following conditions :—

- (a) Such parking area shall be in the built-up form and shall be handed over to Planning Authority free fo cost before granting the Occupation Certificate to the project. The Planning Authority should enter into an agreement with owner/developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan/layout and a condition to above effect shall be incorporated in the commencement Certificate.
- (b) The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.
- (c) The parking area to be made available at individual site shall be at minimum 100 sq. mt. at one place either at Ground floor/stilt floor or first floor.
- (d) The maximum parking area that can be provided shall be decided by the Commissioner, Nagpur Municipal Corporation/ the Chairman, Nagpur Improvement Trust, as the case may be, on considering the location of such site and the parking requirement.
- (e) A board showing the location of such public parking space should be displayed at suitable places by the Planning Authority.
- (f) Area covered under such parking shall not be counted towards FSI consumption.
- (g) Concerned land owner/developer/society/public company shall not be allowed to operate the public parking.
- (h) The proposed development shall be further subject to such conditions as may be decided by the Municipal Commis- sioner/Chairman, NIT, as the case may be.

1.7 In case of development or redevelopment, proposed by the Authority/individual applicant/any other Planning Authority, from the edge of the Metro Rail, within 20 Mt. distance from the Metro Rail, on its either side, the concerned

Planning Authority *i.e.*, Nagpur Improvement Trust/Nagpur Municipal Corporation before granting such permission for development/redvelopment shall seek prior NOC from the Nagpur Metro Railway Corporation Ltd. as required under the Metro Railways (Construction of Works) Act, 1978 from the point of view of safety of the Metro Railway and such other related matters.

1.8 In case of any conflict between these Special Regulations and any other Regulations of the Principal DCR, the Special Regulations shall prevail for the NMRC.

1.9 No Compound wall/fencing shall be permissible on the boundary of plot **facing** the **fronting** road and 50% front marginal distance (subject to minimum of 3.0 Mt.) shall be kept accessible and to be used as foot paths for pedestrians. However, it shall be permissible for the applicant to construct/erect fencing, on the boundary, after leaving the space for pedestrians as specified above.

However for the plots situated on 9 Mt, 12 Mt. & 15 Mt. wide Roads having 100% residential use therefore above rule shall not be made applicable.

1.9.1 Large Wholesale stores, car dealer showrooms, warehouses/storages, auto service centres, Garages etc. shall not be permissible in NMRC.

1.9.2 Provision of Inclusive housing shall not be applicable in NMRC.

1.9.3 For *Gunthewari* development regularized under the provisions of Maharashtra *Gunthewari* Development Act, 2001 and falling in NMRC, seeking provisions for Development/redevelopment, these regulations shall apply.

1.9.4 The width of passage shall be minimum 1.2 Mt. for residential use & 2.0 Mt. for commercial use.

1.9.5 Above regulation shall be applicable to all the buildings (*i.e.* newly proposed buildings as well as old buildings for utilization of FSI) in TOD.

1.9.6 In case of redevelopment scheme, size of tenement can be relaxed for Rehab Component subject to other provisions of principal DCR. However for free sale component TOD Regulation shall be made applicable.

1.9.7 In case of independent unit/Bungalow for self use, such Development/Redevelopment may be allowed within base FSI subject to principal CDR.

1.9.8 The layout of building/group housing layout or stand alone building on a plot/plots situated in NMRC over which construction is started and for which occupancy certificate is not granted may be revised and balance potential if any may be allowed as per the above provisions subject to following.

(a) Marginal Distance—The existing marginal distances including front margin may be allowed for higher floor/floors and necessary relaxation to that extent may be granted by the Municipal Commissioner subject to compliance of all fire requirements and fire NOCs by charging hardship premium. Hardship premium is to be decided by Municipal Commissioner. In any case sanctioned existing marginal/front margin distance shall not be reduced.

(b) Free of FSI items—For the ongoing buildings for which passages, stairs, lifts, lift room etc., are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential free of FSI items under this regulations shall be applicable.

(c) Balcony—For the ongoing buildings for which balconies are allowed as free of FSI by charging premium may be allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in Regulation No. 1.2.5.

This Notice shall also be available on the State Government web site www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,

Section Officer.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. ५०.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १४ मार्च, २०१८

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२४१५-१८२-प्र.क्र.९८-नवि-९-२०१५.—

ज्याअर्थी, नागपूर शहराची दुसरी सुधारित विकास योजना, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ चे उप कलम (१) अनुसार अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-१९९७-नवि-९, दि. ७ जानेवारी, २००० अन्वये मंजूर केली असून ती दिनांक १ मार्च २००० पासून अंमलात आली आहे, (यापुढे “उक्त विकास योजना” असे संबोधले आहे) ;

आणि ज्याअर्थी, नागपूर महानगरपालिका क्षेत्रात, नागपूर मेट्रो रेल्वे प्रकल्पास (यापुढे “उक्त मेट्रो” असे संबोधले आहे) राज्य शासनाने निर्णय क्र. नासुप्र-३३१३-प्र.क्र.४१-नवि-७, दि. ३०-१-२०१४ अन्वये तर केंद्र शासनाने पत्र क्र. शासनाने पत्र क्र. के-१४०११-२४-२०१३-एमआरटीएस-४, दि. ११-२-२०१४ नुसार तत्वतः मान्यता दिलेली असून पत्र क्र. के-१४०११-(एन-१)-२०१४-एमआरटीएस-३, दि. २१-८-२०१४ अन्वये अंतिम मान्यता दिली आहे ;

आणि ज्याअर्थी, शासनाने उक्त अधिनियमाचे कलम ३७ (१कक) (क) अन्वये दि. ०३-०७-२०१७ रोजी मौजे सिताबर्डी खसरा क्र. ३०२ सिटी सर्वे क्र. १८४८ मधील १८७२.२८ चौ.मी. सार्वजनिक/निमसार्वजनिक वापराचे व १६६२.३६८ चौ.मी. रस्त्यावरील (Elevated) असे एकूण ३५३४.६५६ चौ. मी. क्षेत्राची वाणिज्य तथा मेट्रो रेल प्रकल्पांतर्गत स्टेशन व अनुषंगिक वापर समाविष्ट करण्यासाठी सूचना प्रसिद्ध केलेली आहे ;

आणि ज्याअर्थी, दरम्यानच्या काळात व्यवस्थापकीय संचालक, नागपूर मेट्रो रेल कार्पोरेशन लि. यांनी दि. ०३-०८-२०१७ रोजीच्या पत्रान्वये नागपूर मेट्रो प्रकल्प राबविण्याच्या दृष्टीने मौजे सिताबर्डी खसरा क्र. ३०२ व ३०३ सिटी सर्वे क्र. १८४७ व १८४८ मधील १२८२८.८२ चौ.मी. सार्वजनिक/निमसार्वजनिक वापराचे व १८७.२९ चौ. मी. २४.०० मी. विकास योजना रस्त्यावरील (Elevated) असे एकूण १३८१६.१२६ चौ. मी. क्षेत्राची वाणिज्य तथा मेट्रो रेल प्रकल्पांतर्गत स्टेशन व अनुषंगिक वापराकरीता आवश्यकता असल्याबाबत शासनास विनंती केलेली आहे (यापुढे “उक्त प्रस्ताव” असे संबोधले आहे) ;

आणि ज्याअर्थी, शासनाने दि. ०३-७-२०१७ रोजी उक्त प्रस्तावाखालील क्षेत्रापैकी ३५३४.६५६ चौ.मी. क्षेत्राकरीता कलम ३७ (१कक) (क) ची सूचना प्रसिद्ध केली असल्याने आता उक्त प्रस्तावातील उर्वरीत क्षेत्राकरीता सार्वजनिक हिताच्या दृष्टीने उक्त प्रस्तावांतर्गत जागा “वाणिज्य” तथा मेट्रो रेल प्रकल्पांतर्गत स्टेशन व अनुषंगिक या वापर विभागात (यापुढे “उक्त फेरबदल” असे संबोधले आहे) समाविष्ट करणे आवश्यक झाले आहे, असे राज्य शासनाचे मत झाले आहे ;

त्याअर्थी, उक्त अधिनियमाचे कलम ३७ (१कक) (क) अन्वये प्रदत्त असलेल्या अधिकारानुसार शासन, खाली जोडलेल्या अनुसूचित नमूद उक्त फेरबदलाच्या अनुषंगाने जनतेकडून सूचना/हरकती मागविण्यासाठी प्रस्तुतची सूचना प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसाच्या आत सह संचालक, नगर रचना, नागपूर विभाग, “जुने सचिवालय, कक्ष क्र. १०८-१०९, पहिला माळा, सिहिल लाईन्स, नागपूर -१” या पत्त्यावर लेखी स्वरूपात पाठवाव्यात. प्राप्त होणा-या सूचना/हरकतीवर सुनावणी देण्यासाठी सह संचालक, नगर रचना, नागपूर विभाग, नागपूर यांची उक्त अधिनियमाचे कलम १६२(१) अन्वये अधिकारी म्हणून नियुक्ती करण्यात येत असुन त्यांनी त्यांचा अहवाल शासनास उपरोक्त मुदत संपल्यानंतर ३० दिवसात सादर करावा;

अनुसूची

अ.क्र.	जागेचे वर्णन	उक्त विकास योजनेतील प्रस्ताव	प्रस्तावित फेरबदल
(१)	(२)	(३)	(४)
१.	मौजा सिताबर्डी खसरा क्र. ३०२ व ३०३, सिटी सर्वे क्र. १८४७ व १८४८		
	(१) क्षेत्र १२९४.१८ चौ. मी. (२) क्षेत्र १८७.२९ चौ.मी.	सार्वजनिक/निमसार्वजनिक २४.०० मी. विकास योजना रस्त्यावरील क्षेत्र	वाणिज्य रस्त्यावरील क्षेत्रात (Elevated) मेट्रो रेल प्रकल्पांतर्गत स्टेशन व अनुषंगिक वापर.

उक्त फेरबदल दर्शविणारी प्रस्तृत सूचना/भाग नकाशा जनतेच्या अवलोकनार्थ खालील कार्यालयात कामकाजाच्या दिवशी कार्यालयात उपलब्ध राहील.

१. आयुक्त, नागपूर महानगरपालिका, नागपूर.
२. सभापती, नागपूर सुधार प्रन्यास, नागपूर.
३. व्यवस्थापकीय संचालक, नागपूर मेट्रो रेल कार्पोरेशन लि., नागपूर.
४. सह संचालक, नगर रचना, नागपूर विभाग, नागपूर.
५. सहायक संचालक नगर रचना, नागपूर शाखा, नागपूर.

सदर सूचना विभागाच्या www.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.

रा. शा. चौहान,

कक्ष अधिकारी.

भाग १-आ (ना. वि.पु.), म. शा. रा., अ. क्र. ५१.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated the 14th March, 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.—

No. TPS-2415-182-CR-98-UD-9-2015.—

Whereas, the Government has sanctioned the Second Revised Development Plan of Nagpur Municipal Corporation (hereinafter referred to as the said Development Plan) vide Urban Development Department Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, dated the 7th January, 2000 under sub section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”) which has come into force with effect from the 1st March, 2000;

And whereas, the State Government has given its approval to the Nagpur Metro Rail Project (hereinafter referred to as “the said Metro”) vide the Government Resolution No. NIT-3313-CR-64-UD-7, dated the 30th January 2014 and the Central Government also has conveyed its in-principle approval vide letter No. K-1401-24-2013-MRTS-IV, dated the 11th February, 2014 and the accorded its final approval vide its letter No. K-14011-(N-1)-2014-MRTS-III, dated the 21st August, 2014;

And whereas, the Government has published the Notice dated 03rd July, 2017, under Section 37(1AA) (a) of the said Act, the land bearing Khasara No. 302 C. T. S. No. 1848 Mouze Sitabardi is include in Public/Semi-Public Zone and the land over the road admeasuring 1662.328 sq. Mt. thus total land admeasuring 3534.656 Sq.Mt. is proposed to include in Commercial Zone for implementation of said metro Project and Metro Rail Station and allied uses.

A wherease, in the meantime the Nagpur Metro Rail Corporation Ltd. Nagpur on 03-08-2017 has requested to the Government to include the land bearing Khasara No. 302 & 303, CTS No. 1847 & 1848, of Mouje Sitabardi admeasuring about 12828.82 Sq. Mt. and the land over the 24.00 Mt. Development Road admeasuring 987.29 sq. mt. thus total land admeasuring 13816.126 Sq. Mt. in Commercial Zone for implementation of said Metro Project, inclusive of Metro Rail Station and allied uses (hereinafter referred to as the “said Proposal”);

And whereas, the State Government vide Notice dated 03-07-2017 has already published the modification out of said proposal, and therefore now for remaining land, the Government is of the opinion that, in the public interest, it is necessary to take recourse of Section 37 (1AA) (a) of the said Act, to make modification in the sanction Development Plan regarding said proposal (hereinafter referred to as the said Modification);

Now therefore, in exercise of the powers vested under Section 37 (1AA) (a) of the said Act, The Government hereby publishes this Notice for inviting Suggestion/Objection from the general public in respect of the said Modification, as specified in the Schedule, within a period of one month from the date of publication of this notice on the *Official Gazette*. Any Suggestion/Objection in respect of the said Modification should be forwarded to the Joint Director of Town Planning, Nagpur Division, Nagpur, having his office at “Old Secretariat, Room No. 108/109, First Floor, Civil Lines,

Nagpur-1" who has been appointed as the Officer under Section 162(1) of the said Act, the said Act, to hear suggestions/objection and submit his report to the Government, within 30 days after the expiry of the above mentioned period;

SCHEDULE

Sr. No.	Description of land	Proposal in the said Development Plan	Proposed Modification
(1)	(2)	(3)	(4)
1	The Land bearing Khasara No. 302 & 303, CTS No. 1847 & 1848 Mouje Sitabardi		
	(1) The land admeasuring 9294.18 Sq. Mt.	Public/Semi-Public	Commercial
	(2) The land admeasuring 987.29 Sq. Mt.	Area over the 24.00 Mt. Development Road'	Metro Rail project station & allied activity to be constructed over the road.

This Notice showing the said Modification shall be kept open for inspection at the following offices on all working days for the period of one month.

- (1) The Commissioner, Nagpur Municipal Corporation, Nagpur.
- (2) The Nagpur Improvement Trust, Nagpur.
- (3) The Managing Director, Nagpur Metro Rail Corporation Ltd. Nagpur.
- (4) The Joint Director of Town Planning, Nagpur Division, Nagpur.
- (5) The Assistant Director of Town Planning, Nagpur Branch, Nagpur.

This Notice shall be also available on the State Government web site- www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra.

R. S. CHOUHAN,
Section Officer.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. ५२.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १६ मार्च, २०१८

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२७१८-प्र.क्र.३१-नवि-१-२०१८.—

ज्याअर्थी, देसाईगंज शहराची सुधारित विकास योजना, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ (१) अन्वये नगर विकास विभाग अधिसूचना, क्र. टिपीएस-२५००-२२७८-प्र.क्र. ०२-२००९-नवि-१, दि. ८-०३-२००९ अन्वये मंजूर झालेली असून सदर विकास योजना दि. ३०-०४-०२००२ पासून अंमलात आलेली आहे, (यापुढे “उक्त विकास योजना” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे विर्शी-तुकूम येथील सर्वे क्र. १४५/१ क्षेत्र ०.७१ हेक्टर ही जागा कृषी विभागात अंतर्भूत आहे (यापुढे “उक्त जागा” असे संबोधले आहे);

आणि ज्याअर्थी, देसाईगंज नगर परिषद देसाईगंज यांनी उक्त जागेच्या संदर्भात नियोजन प्राधिकरण (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) म्हणून, त्यांच्या सर्वसाधारण सभेचा ठराव क्र. २०० दि. ११-०२-२०१४ नुसार उक्त जागा कृषी विभागातून वगळून रहिवास विभागात समाविष्ट करण्याबाबत प्रस्तावित करण्याचे ठरवून उक्त अधिनियमाचे कलम ३७(१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून प्रस्ताव दि. ०९-०६-२०१५ च्या पत्रान्वये शासनास सादर केलेला आहे (यापुढे “प्रस्तावित फेरबदल” असे संबोधले आहे) ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर नियोजनाच्या दृष्टीकोनातून उक्त फेरबदलाचा प्रस्ताव नामंजूर करावा, असे राज्य शासनाचे मत झाले आहे ;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ चे उप कलम (२) अन्वये व त्या अनुषंगाने शासनास प्राप्त असेलत्या इतर अधिकारांचा वापर करून शासन उक्त विकास योजनेतील उक्त फेरबदल प्रस्ताव नामंजूर करीत आहे ;

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-आ (ना.वि.पु.), म. शा. रा., अ. क्र. ५३.

URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai-400 032, Dated the 16th March, 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.—

No. TPS-2718-CR-31-UD-9-2018.—

Whereas, the Government in Urban Development Department *vide* Notification No. TPS-2500-2287-CR-72-2001-UD-9, dated the 8th March, 2001 has sanctioned the revised development plan for the Desaiganj City come into force with effect from the 30-04-2002 (hereinafter referred to as “the said Development Plan”) under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”);

And whereas, in the said Development Plan, the land bearing Survey No. 145/1 admeasuring area 0.71 Ha. of Mouze Virshi-Tukum is included in Agricultural Zone (hereinafter referred to as “the said land”);

And whereas, the Desiganj Municipal Council, being the Planning Authority in the respect of the said Land (hereinafter referred to as “the said Planning Authority”), *vide* its Resolution No. 200, dated 11-02-2014, has resolved to delete the said land in Agricultural Zone and included in Residential Zone by carrying out a modification to the said Development Plan, by following all the legal formalities stipulated under Section 37 (1) of the said Act, and forwarded the proposal to Government for sanction *vide* letter dated 09-06-2015 (hereinafter referred to as “the said Modification”);

And whereas, in view of above and after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune from the planning point of view the Government is of the opinion that the said Modification needs to be rejected ;

Now therefore, in exercise of the powers conferred by sub section (2) of Section 37 of the said Act, the Government of Maharashtra hereby refuses to accord sanction to the said Modification ;

This Notification shall be kept open for inspection by the general public during office hours in the office of the Chief Officer, Desaiganj Municipal Council, Desaiganj Dist. Gadchiroli ;

This Notification shall also be available on the Government web site- www.maharashtra.gov.in (कायदे व नियम)

By order and in the name of the Governor of Maharashtra.

R. S. CHOUHAN,
Section Officer.

पुढील अधिसूचना असाधारण राजपत्र म्हणून त्यांच्यापुढे दर्शविलेल्या दिनांकांना प्रसिद्ध झालेल्या आहेत.

१९

शनिवार, मार्च ३१, २०१८/चैत्र १०, शके १९४०

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४०.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १३ मार्च २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

क्र. टिपीएस-२४१५-३१८-प्र.क्र.४८-२०१८-नवि-९.—

ज्याअर्थी, नागपूर शहराची विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१(१) अन्वये शासन नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४१६-२६४३-सी.आर.३००(ए)-नवि-९, दिनांक ७ जानेवारी २००० व अधिसूचना क्र. टिपीएस-२४००-१६२८-प्र.क्र.२००-२०००-नवि-९, दिनांक १० सप्टेंबर २००१ मंजूर झाली असून ती अनुक्रमे दिनांक ०१-०३-२००० व २१-०९-२००१ पासून अंमलात आली आहे. (“उक्त विकास योजना” असे संबोधले आहे) तसेच शासन अधिसूचना क्र. टिपीएस-२४०१-८५५-प्र.क्र.७६-नवि-९, दिनांक २७-०२-२००२ अन्वये नागपूर सुधार प्रन्यासद्वारे पूर्ण करण्यात येत असलेल्या सात सुधार योजनांसाठी “नियोजन प्राधिकरण” म्हणून नागपूर सुधार प्रन्यासची घोषणा करण्यात आली आहे. उर्वरित क्षेत्रासाठी नागपूर महानगरपालिका हे नियोजन प्राधिकरण आहे ;

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे पुनापूर येथील खसरा क्र. ६४/२ क्षेत्र १.२९ हेक्टर ही जागा औद्योगिक विभागात समाविष्ट आहे (यापुढे “उक्त जागा” असे संबोधले आहे) ;

आणि ज्याअर्थी, नागपूर सुधार प्रन्यास, नागपूर यांनी उक्त जागेच्या संदर्भात नियोजन प्राधिकरण (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) म्हणून, त्यांच्या सर्वसाधारण सभेचा ठराव क्र. ०३/११४७, दिनांक २५-०८-२०१५ नुसार उक्त जागा औद्योगिक विभागातून वगळून वाणिज्य विभागात समाविष्ट करण्याचे ठरवून, त्याअनुषंगाने, उक्त अधिनियमाचे कलम ३७(१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून प्रस्ताव दिनांक १४-०९-२०१५ च्या पत्रान्वये शासनास सादर केलेला आहे (यापुढे “प्रस्तावित फेरबदल” असे संबोधले आहे) ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त फेरबदलाचा प्रस्ताव नामंजुर करावा, असे राज्य शासनाचे मत झाले आहे ;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ चे उप कलम (२) अन्वये व त्यानुंभवाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन उक्त विकास योजनेतील उक्त फेरबदल प्रस्ताव नामंजूर करीत आहे.

सदरची अधिसूचना नागरिकांच्या अवलोकनार्थ सभापती, नागपूर सुधार प्रन्यास, नागपूर यांचे कार्यालयात, कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी उपलब्ध करण्यात येत आहे.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४९.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated 13th March 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. TPS-2415-318-CR-48-2018-UD-9.—

Whereas, Revised Development Plan of Nagpur has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, Dated the 7th January 2000 and 2nd Notification No. TPS-2400-1628-C.R.200-2000-UD-9, Dated 10th September, 2001 has come into force with effect from the 1st March 2000 and 21st September 2001. (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act"). Also Nagpur Improvement Trust has been declared as "Planning Authority" for the seven Improvement Schemes being completed by the Nagpur Improvement Trust *vide* Government Notification No. TPS-2401-855-C.R.76-UD-9, Dated- 27-02-2002 and remaining area the Nagpur Municipal Corporation shall be the Planning Authority ;

And whereas, in the said Development Plan, the land admeasuring 1.29 Ha. bearing Khasara No. 64/2 of Mouze Punapur is including in Industrial Zone (hereinafter referred to as "the said land")

And whereas, the Nagpur Improvement Trust Nagpur, being the Planning Authority in the respect of the said Land (hereinafter referred to as "the said Planning Authority"), *vide* its Resolution No. 03-1147 dated 25-08-2015, has resolved to delete the said Land from Industrial Zone and included in Residential Zone by carrying out a modification to the said Development Plan, by following all the legal formalities stipulated under Section 37(1) of the said Act, and forwarded the proposal to Government for sanction *vide* letter dated 14-09-2015 (hereinafter referred to as "the said Modification");

And whereas, in view of above and after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said Modification needs to be rejected;

Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby refuses to accord sanction to the said Modification;

This Notification shall be kept open for inspection by the general public during office hours in the office of the Chairman, Nagpur Improvement Trust, Nagpur;

This Notification shall also be available on the Government web site www.maharashtra.gov.in (कायदे व नियम)

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४२.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १३ मार्च २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

क्र. टिपीएस-२४९६-१०५-प्र.क्र.६३-२०१८-नवि-९.—

ज्याअर्थी, उमरेड शहराची सुधारित विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) यापुढे “उक्त अधिनियम ” असे संबोधले आहे) चे कलम ३७(१) अन्वये नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४९८-२८७-प्र.क्र.२५-१८-नवि-९, दिनांक-०८-०७-२००३ अन्वये भागश: मंजुर झालेली असून सदर विकास योजना दिनांक २५-०८-२००३ पासून अंमलात आलेली आहे. तसेच वगळलेल्या भागाची विकास योजना शासन नगर विकास अधिसूचना क्र. टिपीएस-२४९८-२८७-प्र.क्र.२५-१८-नवि-९, दिनांक १९-०७-२००५ मंजुर झाली आहे. (“उक्त विकास योजना” असे संबोधले आहे.);

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे बेलगांव येथील सर्वे क्र. ७५ क्षेत्र ०.४० हेक्टर ही जागा विद्यमान खुली जागा म्हणून दर्शविलेली आहे (यापुढे “उक्त जागा ” असे संबोधले आहे) ;

आणि ज्याअर्थी, उमरेड नगर परिषद, उमरेड यांनी उक्त जागेच्या संदर्भात नियोजन प्राधिकरण (यापुढे “उक्त नियोजन प्राधिकरण ” असे संबोधले आहे) म्हणून, त्यांच्या सर्वसाधारण समेचा ठराव क्र. ७२, दिनांक १६-०६-२०१६ नुसार उक्त जागा विद्यमान खुली जागा मधुन वगळून रहिवास विभागात समाविष्ट करण्याबाबत प्रस्तावित करण्याचे ठरवून उक्त अधिनियमाचे कलम ३७(१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून प्रस्ताव दिनांक २२-१२-२०१६ च्या पत्रान्वये शासनास सादर केलेला आहे (यापुढे “प्रस्तावित फेरबदल ” असे संबोधले आहे) ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त फेरबदलाचा प्रस्ताव नामंजुर करावा, असे राज्य शासनाचे मत झाले आहे ;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ चे उप कलम (२) अन्वये व त्यानुंषंगाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन उक्त विकास योजनेतील उक्त फेरबदल प्रस्ताव नामंजुर करीत आहे.

सदरची अधिसूचना नागरिकांच्या अवलोकनार्थ मुख्याधिकारी, उमरेड नगर परिषद, उमरेड यांचे कार्यालयात, कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी उपलब्ध करण्यात येत आहे.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,

कक्ष अधिकारी,

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४३.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated 13th March 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. TPS-2416-105-CR-63-2018-UD-9.—

Whereas, the Government in Urban Development Department *vide* Notification No. TPS-2498-287-C.R.25-1998-UD-9, Dated the 08-07-2003 has partly sanctioned the revised development plan for the Umred City come into force with effect from the 25-08-2003 and excluding part of the Revised-Development Plan has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2498-287-C.R.25-1998-UD-9, Dated the 19-07-2005 (hereinafter referred to as “the said Development Plan”) under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (herinafter referred to as “the said Act”);

And whereas, in the said Development Plan, the land bearing Survey No. 75 admeasuring area 0.40 Ha. is designated as Existing Open Space of Mouze Belgaon (hereinafter referred to as "the said land");

And whereas, the Umred Municipal Council, being the Planning Authority in respect of the said Land (hereinafter referred to as "the said Planning Authority"), vide its Resolution No. 72 dated 16-06-2016, has resolved to delete existing open space and included in Residential Zone by carrying out a modification to the said Development Plan, by following all the legal formalities stipulated under Section 37(1) of the said Act, and forwarded the proposal to Government for sanction vide letter dated 22-12-2016 (hereinafter referred to as "the said Modification);

And whereas, in view of above and after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said Modification needs to be rejected;

Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby refuses to accord sanction to the said Modification;

This Notification shall be kept open for inspection by the general public during office hours in the office of the Chief Officer, Umred Municipal Council, Umred Dist. Nagpur.

This Notification shall also be available on the Government web site www.maharashtra.gov.in (कायदे व नियम)

By order and in the name of the Governor of Maharashtra,

R. S. CHOUMAN,
Section Officer.

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४४.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १३ मार्च २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्र. टीपीएस-२२१८-१८-प्र.क्र.६४-२०१८-नवि-९.—

ज्याअर्थी, मूल शहराची सुधारित विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे "उक्त अधिनियम" असे संबोधले आहे) चे कलम ३१(१) अन्वये शासन नगर विकास विभागाकडील निर्णय क्र. टीपीएस-२२१८-प्र.क्र.१०२-१८-नवि-९, दिनांक २५-१०-२००९ मंजूर झालेली असून ती दिनांक १५-१२-२००९ पासून अंमलात आली आहे. तसेच वगळलेल्या भागाची विकास योजना शासन निर्णय क्र. टीपीएस-२४१४-१९-प्र.क्र.५८-२०१४-नवि-९, दिनांक १०-०३-२०१५ रोजी मंजूर करण्यात आली आहे. (उक्त विकास योजना असे संबोधले आहे.);

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे मूल येथील सर्व क्र. १७५ क्षेत्र ०.७४ हेक्टर आर या शासकीय जमीनीवर अस्तित्वातील शवविच्छेदनगृह आहे (यापुढे "उक्त जमीन" असे संबोधले आहे) ;

आणि ज्याअर्थी, या अनुषंगाने मूल नगर परिषद, मूल यांगी (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधले आहे) त्यांच्या सर्वसाधारण सभेचा ठराव क्र. ८, दिनांक १८-०४-२०१७ अन्वये उक्त शासकीय जागा उक्त शवविच्छेदनगृह मधुन सार्वजनिक/निमसार्वजनिक वापर विभागात फेरबदल प्रस्तावित करण्याचे ठरवून त्या अनुषंगाने, उक्त अधिनियमाचे कलम ३७ चे उप कलम (१) मध्ये नमूद वैधानिक कार्यवाही पूर्ण करून फेरबदल प्रस्ताव (यापुढे "प्रस्तावित फेरबदल" असे संबोधले आहे) शासनास मंजूरीसाठी सादर केलेला आहे;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला घेतल्यानंतर आणि उप जिल्हा रुग्णालय, मूल यांचे अभिप्राय विचारात घेता प्रस्तावित फेरबदल मान्य करावा, असे राज्य शासनाचे मत झाले आहे ;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ चे उप कलम (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील प्रस्तावित फेरबदलास शासन पुढीलप्रमाणे मान्यता देत आहे आणि त्यासाठी उपरोल्लिखित दिनांक २५-१०-२००९ ची विकास योजना मंजूरीची अधिसूचना सुधारित करण्यात येत आहे.

“उक्त विकास योजना मंजुरीच्या दि. २५-१०-२००१ च्या अधिसूचनेच्या फेरबदल सुचितील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे—

नोंद

मौजे मूळ येथील सर्वे क्र. १७५ मधील ०.७४ हेक्टर या जमिनीवरील अस्तित्वातील शवविच्छेदन गृह मधुन वगळून सार्वजनिक/निमसार्वजनिक वापर विभागात नकाशामध्ये दर्शविल्यानुसार समाविष्ट करण्यात येत आहे.

उक्त मंजूर फेरबदल दर्शविणारी प्रस्तुत अधिसूचना/भाग नकाशा, मुख्याधिकारी, नगर परिषद, मूळ यांच्या कार्यालयात, नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी ठेवण्यात येत आहे.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४५.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated 13th March 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2218-18-CR-64-2018-UD-9.—

Whereas, Revised Development Plan of Mul has been sanctioned by the Government in Urban Department *vide* Notification No. TPS-2298-C.R.102-98-UD-9, Dated 25-10-2001 has come into force with effect from the Dated 15-12-2001 & Excluded Part of Development Plan sanctioned by Government Notification No. TPS-2414-99-C.R.-58-2014-UD-9, Dated 10-03-2015 (hereinafter referred to as “the said Development Plan” under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966);

And whereas, in the said Development Plan, Government land bearing Survey No. 175 admeasuring area 0.74 Hectare of Mouze Mul is including existing Post Mortem House (hereinafter referred to as “the said land”);

And whereas, the Mul Municipal Council, Mul (hereinafter referred to as “the said Planning Authority”), *Vide* its General Body Resolution No. 8, dated 11-05-2017 has resolved to modify the user of the said Government Land from existing Post Mortem House is delete and is include in Public/Semi-Public Zone and accordingly after following the procedure laid down under the said Act, submitted to the Government, for its sanction a modification proposal as per the provisions of sub-section (1) of section 37 of the said Act, (hereinafter referred to as “the Proposed Modification”);

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune and considering report of Sub District Hospital Mul, the Government is of the opinion that the proposed Modification should be sanctioned;

Now, therefore, in exercise of the powers conferred on it under sub-section (2) of Section 37 of the said Act, the Government hereby sanctions the Proposed Modification and for that purpose amends the aforesaid Notification Dated 25-10-2001 as follows;

“In the Schedule of Modifications appended to the Notification Dated 25-10-2001 sanctioning the said Development Plan, the following new entry shall be added after the last entry.”

ENTRY

“Land admeasuring about 0.74 Hectare, bearing Survey No. 175 of Mouze Mul is deleted from existing Post Mortem House and is included in “Public/Semi-Public Zone” as shown on the plan—

A copy of the Notification , along with the part plan showing the aforesaid sanctioned modification, shall be available for inspection of the general public, in the office of the Mul Municipal Council, Mul during office hours on all working days for a period of one month.

This Notification shall also be available on the Government website www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४६.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १४ मार्च २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

क्र. टीपीएस-२४१५-१८२-प्र.क्र.९८-नवि-९-२०१५.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१(१) अन्वये शासन अधिसूचना, नगर विकास विभाग क्र. टीपीएस-२४१६-२६४३-प्र.क्र.३००(अ)-१७-नवि-९, दिनांक- ०७ जानेवारी, २००० अन्वये मंजूर झाली असून ती दिनांक ०९ मार्च, २००० पासून अंमलात आली आहे. (यापुढे “उक्त विकास योजना” असे संबोधले आहे.);

आणि ज्याअर्थी, नागपूर महानगरपालिका क्षेत्रातील, नागपूर मेट्रो रेल्वे प्रकल्पास (यापुढे “उक्त मेट्रो ” असे संबोधले आहे) राज्य शासनाने निर्णय क्र. नासुप्र-३३१३-प्र.क्र.४९-नवि-७, दिनांक ३० जानेवारी, २०१४ अन्वये तर केंद्र शासनाने पत्र क्र. के-१४०११-२४-२०१३-एमआरटीएस-४, दिनांक ११ फेब्रुवारी, २०१४ नुसार तत्वतः मान्यता दिलेली असून पत्र क्र. के-१४०११-(एन-१)-२०१४-एमआरटीएस-३, दिनांक २१ ऑगस्ट, २०१४ अन्वये अंतिम मान्यता दिली आहे;

आणि ज्याअर्थी, उक्त विकास योजनेत, सोबत जोडलेल्या नकाशात दर्शविल्यानुसार, उक्त मेट्रोचे संरेखनाखालील जागेपैकी (यापुढे “उक्त जमिनी ” असे संबोधले आहे) काही जमिनी वाणिज्य/रहिवास/सार्वजनिक/निमसार्वजनिक/औद्योगिक व ना-विकास विभागात समाविष्ट आहेत तर काही जमिनी काही आरक्षणांनी बाधित होत आहेत;

आणि ज्याअर्थी, उक्त विकास योजनेत, सोबत जोडलेल्या नकाशात दर्शविल्यानुसार, उक्त जमिनीत मेट्रो संरेखन (मार्गिका, स्थानके, वाहनतळ, वाणिज्य विभाग यासह) दर्शविणे (यापुढे “प्रस्तावित फेरबदल ” असे संबोधले आहे) व्यापक जनहिताच्या दृष्टीने आवश्यक झाले आहे, असे राज्य शासनाचे मत झाले आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३७ (१कक) अन्वये प्रदत असलेल्या अधिकारानुसार शासनाने, प्रस्तावित फेरबदलाच्या अनुषंगाने जनतेकडून सूचना/हरकती मागविण्यासाठी प्रस्तुतची सूचना दि. ६-९-२०१४ रोजीच्या शासन राजपत्रात प्रसिद्ध करून तसेच वृत्तपत्रात प्रस्तावित फेरबदलासंदर्भात प्राप्त होणा-या सूचना-हरकतींवर सुनावणी देण्यासाठी विभागीय सह संचालक नगर रचना, नागपूर विभाग, नागपूर यांची, उक्त अधिनियमाचे कलम १६२(१) अन्वये अधिकारी म्हणून नियुक्ती केली;

आणि ज्याअर्थी, नियुक्त अधिकारी यांनी दिनांक २३ एप्रिल, २०१५ रोजी आणि दिनांक १२ एप्रिल, २०१७ रोजी त्यांचा अहवाल शासनास सादर केलेला आहे. तदनंतर आवश्यक त्या चौकशींअंती व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदलापैकी शासनाने दिनांक १० नाहेंबर, २०१७ रोजीच्या अधिसूचनेद्वारे मंजुरी दिलेला फेरबदल प्रस्ताव सोडून प्रस्तावित फेरबदलापैकी वाहनतळ, स्टेशन्स व वाणिज्य वापराकरीताचे दिनांक १६ फेब्रुवारी, २०१६ रोजीच्या अधिसूचनेद्वारे प्रतिक्षाधिन ठेवण्यात आलेले फेरबदल प्रस्तावास मान्यता देण्याचे शासनाचे मत झाले आहे;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ चे उप-कलम (१कक) (ग) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून विकास योजनेतील प्रस्तावित फेरबदलास खालीलप्रमाणे मान्यता देत आहे.—

फेरबदल

“वाहनतळ, स्टेशन्स व वाणिज्य वापराकरीताचे कलम ३७ (१कक) (क) अन्वये दिनांक १६ फेब्रुवारी, २०१६ रोजीच्या अधिसूचनेद्वारे प्रतिक्षाधिन ठेवण्यात आलेले फेरबदल प्रस्तावना प्रसिद्ध केल्याप्रमाणे आता याद्वारे मान्यता देण्यात येत आहे.”

प्रस्तावित फेरबदल दर्शविणारा नकाशा, प्रस्तुत अधिसूचनेसह, जनतेच्या अवलोकनार्थ खालील कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत १ महिना कालावधीसाठी उपलब्ध राहील.

१. सभापती, नागपूर सुधार प्रन्यास, नागपूर.
२. आयुक्त, नागपूर महानगरपालिका, नागपूर.
३. विभागीय सह संचालक नगर रचना, नागपूर विभाग, नागपूर.

प्रस्तुत अधिसूचना शासनाच्या www.maharashtra.gov.in या संकेतरथळावर सुधा प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आवेशानुसार व नावाने,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४७.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated 14th March 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2415-182-CR-98-UD-9-2018.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, Dated the 7th January, 2000 and has come into force with effect from the 1st March, 2000 (hereinafter referred to as "the said Development Plan") under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") ;

And whereas, the State Government has accorded approval in principle to the Nagpur Metro Rail Project (hereinafter referred to as "the said Metro") *vide* Government Resolution No. NIT-3313-CR-64-UD-7, dated the 30th January, 2014 and the Central Government also has accorded its 'in-principle' approval *vide* its letter No. K-14011-24-2013-MRTS-IV, dated the 11th February, 2014 and accorded its final approval *vide* its letter No. K-14011-(N-1) 2014-MRTS-III, dated the 21st August, 2014 ;

And whereas, in the said Development Plan, the lands under the proposed alignment of the said Metro (hereinafter referred to as "the said Lands"), are partially included in Commercial/Residential/Public/Semi-Public/Industrial/No Development Zone, and are affected, in parts, by some reservations ;

And whereas, the Government is of the opinion that, in the public interest, it is necessary to urgently incorporate the alignment of the said Metro along with Route, Stations, Parking's and Commercial Zone, on the said Lands, as shown on the plan appended hereto (hereinafter referred to as "the Proposed Modification") ;

And whereas, in exercise of the powers vested under Section 37(1AA) of the said Act, the Government has published the notice for inviting suggestions and objections from the general public in respect to the Proposed Modification, in the *Official Gazette* dated 06-09-2014 as well as in the newspaper and for hearing Suggestions/Objections received in respect of the Proposed Modification, appointed the Joint Director of Town Planning, Nagpur Division, Nagpur, as the Officer under Section 162(1) of the said Act. ;

And whereas, the appointed Officer has submitted his report to the Government on 23rd April, 2015 & 12th April, 2017 and after making necessary inquiries and consulting the Director of Town Planning, Maharashtra State, Pune, out of the proposed Modification Government sanctioned Part modification *vide* its Notification dated 10th November, 2017, the modification in respect of Parking, Commercial Zone and Metro Station was kept in abeyance by Government *vide* its Notification dated 16th February, 2016 should be sanctioned ;

Now, therefore, in exercise of the powers conferred on it under sub-section (1AA) (C) of Section 37 of the said Act, Government hereby, sanctions the remaining proposed modification which was kept in abeyance and for that purpose amends the said Development Plan as follows.—

Modification

“The modification in respect of Parking, Commercial Zone and Metro Stations which were kept in abeyance by the Government *vide* is notification U/s. 37(1AA) (C) dated 16th February, 2016 are now hereby sanctioned as published”.

The Plan showing the Proposed Modification along with this Notice, shall be kept open for inspection of the general public, at the following offices on all the working days for the period of one month.

- (1) The Chairman, Nagpur Improvement Trust, Nagpur.
- (2) The Commissioner, Nagpur Municipal Corporation, Nagpur.
- (3) The Joint Director of Town Planning, Nagpur Division, Nagpur.

This Notice shall also be available on the Government website at www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४८.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १६ मार्च २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्र. टिपीएस-२४१८-१७७-प्र.क्र.३५-नवि-९-२०१८.—

ज्याअर्थी, उमरेड शहराची सुधारित विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१(१) अन्वये नगर विकास विभाग अधिसूचना क्र. टीपीएस-२४१८-२८७-प्र.क्र.२५-९८-नवि-९, दिनांक ०८ जुलै, २००३ अन्वये भागाश: मंजूर झालेली असून सदर विकास योजना दिनांक २५ ऑगस्ट २००३ पासून अंमलात आलेली आहे. तसेच वगळलेल्या भागाची विकास योजना शासन नगर विकास अधिसूचना क्र. टिपीएस-२४१८-२८७-प्र.क्र. २५-९८-नवि-९, दिनांक १९ जुलै २००५ मंजूर झाली आहे. (“उक्त विकास योजना” असे संबोधले आहे.);

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे उमरेड येथील खसरा क्र. ५३७ व ५३८ क्षेत्र २.१५ हेक्टर ही जागा कृषी विभागात अंतर्भूत आहे (यापुढे “उक्त जागा” असे संबोधले आहे.);

आणि ज्याअर्थी, उमरेड नगर परिषद, उमरेड यांनी उक्त जागेच्या संदर्भात नियोजन प्राधिकरण (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) म्हणून, त्यांच्या सर्वसाधारण सभेचा ठराव क्र. ७३, दिनांक १६ जून २०१६ नुसार उक्त जागा कृषी विभागातून वगळून रहिवास विभागात समाविष्ट करण्याबाबत प्रस्तावित करण्याचे ठरवून उक्त अधिनियमाचे कलम ३७(१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून प्रस्ताव दिनांक २५ नोव्हेंबर २०१६ च्या पत्रान्वये शासनास सादर केलेला आहे (यापुढे “प्रस्तावित फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लमसलत केल्यानंतर नियोजनाच्या दृष्टीकोनातून उक्त फेरबदलाचा प्रस्ताव नामंजूर करावा, असे राज्य शासनाचे मत झाले आहे;

त्याअर्थी, आता उक्त अधिनियमाचे कलम ३७ चे उप-कलम (२) अन्वये व त्या अनुषंगाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन उक्त विकास योजनेतील उक्त फेरबदल प्रस्ताव नामंजूर करीत आहे.

सदरची अधिसूचना नागरिकांच्या अवलोकनार्थ मुख्याधिकारी, उमरेड नगर परिषद, उमरेड यांचे कार्यालयात, कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी उपलब्ध करण्यात येत आहे.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आवेशानुसार व नावाने,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (असा.) (ना.वि.पु.). म.शा.रा., अ. क्र. ४९.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated 16th March 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2418-177-CR-35-UD-9-2018.—

Whereas, the Government in Urban Development Department *vide* Notification No. TPS-2498-287-CR-25-1998-UD-9, Dated 08-07-2003 has partly sanctioned the revised Development Plan for the Umred City come into force with effect from the 25-08-2003 and excluding part of the Revised Development Plan has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2498-287-CR-25-1998-UD-9, dated the 19-07-2005 (hereinafter referred to as "the said Development Plan") under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act. No. XXXVII of 1966); (hereinafter referred to as "the said Act");

And whereas, in the said Development Plan, the land bearing Khasara No. 537 & 538 admeasuring area 2.15 Hectare of Mouze Umred is including in Agricultural Zone (hereinafter referred to as "the said land");

And whereas, the Umred Municipal Council, being the Planning Authority in the respect of the said Land (hereinafter referred to as "the said Planning Authority"), *Vide* its Resolution No. 73, dated 16-06-2016 has resolved to delete the said land in Agricultural Zone and included in Residential Zone by carrying out a modification to the said Development Plan, by following all the legal formalities stipulated under Section 37(1) of the said Act. and forwarded the proposal to Government for sanction *vide* letter dated 25-11-2016 (hereinafter referred to as "the said Modification");

And whereas, in view of above and after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that from the planning point of view the said Modification needs to be rejected;

Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby refuses to accord sanction to the said Modification;

This Notification shall be kept open for inspection by the general public during office hours in the Office of the Chief Officer, Umred Municipal Council, Umred, District Nagpur;

This Notification shall also be available on the Government website www.maharashtra.gov.in (कायदे व नियम)

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

१९ (२)

शनिवार, मार्च ३१, २०१८/चैत्र १०, शके १९४०

भाग १ -आ (असा.), (ना. वि. पु), म. शा. रा., अ. क्र. ५०.

आयुक्त, महानगरपालिका, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार फेरबदल

क्रमांक मनपाना-नरवि-कलम-३७-३७३१-२०१८.—

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे तरतुदीनुसार नागपूर शहराकरीता तयार करण्यात आलेली सुधारीत विकास योजना महाराष्ट्र शासन नगर विकास विभागाची अधिसूचना क्र.टीपीएस-२४९६-२६४३-सी.आर-३००(ए)-१७-यु.डी-९, दिनांक ०७-०१-२००० व टिपीएस-२४००-१६२८-सी.आर.-२००-२०००-युडी-९, दिनांक १०-०९-२००१ नुसार मंजूर करण्यात आलेली आहे. तसेच शासनाचे नगर विकास विभागाची अधिसूचना क्र.टीपीएस-२४०१-८५५-प्र.क्र.-७६-नवि-९, दिनांक २७-०२-२००२ अन्वये नागपूर महानगरपालिकेला नागपूर सुधार प्रन्यासच्या सात योजनाखालील क्षेत्र सोडून उर्वरित नागपूर शहरातील संपुर्ण क्षेत्राकरीता नियोजन प्राधिकरण म्हणून घोषित केलेले आहे. नागपूर शहराच्या मंजूर सुधारीत विकास योजनेत महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार खाली नमूद केल्याप्रमाणे फेरबदल करण्याचे कार्यवाही करण्याचे नागपूर महानगरपालिकेने ठरविले आहे.

मौजा-नागपूर मधील खसरा क्र. ३३८ (P) ची जागा नागपूर सुधार प्रन्यास तर्फ सन १९५७ मध्ये वाटप केलेल्या सार्वजनिक/निमसार्वजनिक जागेचा उपयोग पूर्ववत ठेवून, मंजूर विकास आराखड्यातील आरक्षण क्र.C-१०, एम.एस.ई.बी करीता आरक्षित एकूण १.०७२ हेक्टर जागेपैकी उत्तरेकडील ०.३६७८ हेक्टर विद्यमान एम.एस.ई.बी. कार्यालय आणि पुरुकडील रतन कॉलनीच्या पब्लीक युटीलिटी अंतर्गत दर्शविलेल्या जागेच्या मधील रतन कॉलनीच्या रिक्रीएशनल ग्राऊंड म्हणून विद्यमान वापरातील भाग नकाशात दर्शविल्याप्रमाणे जागा एम.एस.ई.बी च्या विस्तारीकरणा अंतर्गत आरक्षणातून वगळून सार्वजनिक व निमसार्वजनिक विभागात समाविष्ट करण्यास्तव महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या कलम ३७ अन्वये फेरबदल करण्याचे प्रस्तावित आहे.

नागपूर महानगरपालिकेने ठराव क्र. ५५, दिनांक २०-०६-२०१७ आणि दिनांक २०-११-२०१७ नुसार उपरोक्त फेरबदलाची कार्यवाही करण्यास मंजुरी प्रदान केली आहे.

उपरोक्त फेरबदलाची विकास योजनेच्या भाग नकाशासह संपुर्ण माहिती नगर रचना विभाग, नागपूर महानगरपालिका, नविन प्रशासकीय इमारत, महानगरपालिका मार्ग, सिंहिल लाईन्स, नागपूर-४४० ००१ या कार्यालयात कामकाजाचे सर्व दिवशी कामकाजाचे वेळात जनतेच्या निरिक्षणासाठी उपलब्ध राहील तरी नागरिकांना सूचित करण्यात येते की, ही सूचना शासनाचे राजपत्रात प्रकाशित झाल्याचे तारखेपासून ३० दिवसाचे कालावधीत विकास योजनेतील उपरोक्त फेरबदलाच्या संबंधात ज्या सूचना किंवा हरकती महानगरपालिकेकडे प्राप्त होतील त्यावर महानगरपालिकेकडून फेरबदलाचा प्रस्ताव शासनाकडे मंजुरीसाठी सादर करण्यापूर्वी विचार करण्यात येईल.

अश्विन मुदगल,

आयुक्त,

नागपूर महानगरपालिका, नागपूर.

नागपूर :

दिनांक २६ मार्च २०१८.

BY COMMISSIONER, MUNICIPAL CORPORATION

Modification under Section 37 of Maharashtra Regional and Town Planning Act, 1966.

No. NMC-TPD-ACT-37-3739-2018.—

The revised Development Plan of Nagpur City prepared under the provisions of Maharashtra Regional and Town Planning Act, 1966 has been sanctioned by Govt. Vide Urban Development Deptt. Notification No. TPS-2496-2643-CR-300-(a)-97-UD-9, Dated 7th January 2000 and No. TPS-2400-1628-CR-200-UD-9, Dated 10th September 2001. Also Nagpur Municipal Corporation has been declared as “Planning Authority” for the entire area of Nagpur City excluding the area covered under seven schemes of Nagpur Improvement Trust Vide Govt. Notification No. TPS-2401-855-CR-76-UD-9, Date 27th February, 2002. In the said revised sanctioned Development Plan, the Municipal Corporation is desirous of making some modification U/s 37 of Maharashtra Regional and Town Planning Act, 1966 as detailed below.

“In the said sanctioned Development Plan of The Nagpur City. The land admeasuring 1.072 Hec. from Kh. No. 336 (Part), 337 (Part), 338 (Part) Mouza-Nagpur is reserved for proposed M.S.E.B. purpose in the sanctioned Development Plan of the Nagpur City and the M.S.E.B. is an Appropriate Authority for the development of said reservation out of the land under said reservation the land admeasuring 0.3678 Hec. is leased by NIT to Akhil Kunbi Samaj Trust Nagpur for Public Semipublic purpose. The Nagpur Municipal Corporation has passed resolution as R. No. 55 in the House meeting Dated 20-06-2017 to delete the said land towards the North side admeasuring 0.3678 hectare from the reservation of M.S.E.B (Reservation No. C-10) and to include the said land in public/Semipublic Zone as well as the land towards east side in between the existing M.S.E.B. office and the public utility land of Ratan Colony from the said M.S.E.B. Reservation (R.No. C-10) and to be included in “Public/Semipublic Zone.” The Nagpur Municipal Corporation Vide Resolution No. 55, Date 20-06-2017 and 20-11-2017 has approved to make the aforeaid modification.

The part plan of Development Plan of Nagpur City showing aforesaid modification are available at the office of Town Planning Deptt., Nagpur Municipal Corporation, New Administrative Building, 3rd Floor, Mahanagar Palika Marg, Civil Lines, Nagpur-440 001 for inspection by public during office hours on all working days. The Suggestions and Objections which may be received by the Municipal Corporation in respect of the said modifications to the Development Plan within a period of 30 days from the date of publication of this notice in the *Official Govt. Gazette*, will be heard by the Commissioner, Nagpur, Municipal Corporation, Nagpur before submitting the said modification proposal to the Govt. for sanction.

Nagpur :
Dated the 26th March 2018.

ASHWIN MUDGAL,
Commissioner
Nagpur Municipal Corporation,
Nagpur.